

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director
Prepared by: Larry A. Peters, P.E., Town Engineer (954) 797-1113

SUBJECT: Ordinance

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ACCEPTING CERTAIN DRAINAGE EASEMENTS FROM VARIOUS PROPERTY OWNERS; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The Town Engineering Staff has determined that it is necessary for the benefit of the residents of the Town that the Town construct and maintain certain drainage improvements for the Vista Filare community located within the Town of Davie. In order to accomplish this goal, the Town Staff has solicited and obtained from various property owners in the affected area the necessary drainage easements needed by the Town in order to commence construction of the improvements. Copies of the various drainage easements are attached to the accompanying Resolution and Town Council approval is necessary for the Town to accept from the residents these needed drainage easements and to authorize the recordation of same in the Public Records of Broward County, Florida

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S):

The Town Attorney's Office recommends that the Town Council approve the attached Resolution and authorize acceptance of the drainage easements and authorize recording of same in the Public Records of Broward County, Florida

Attachment(s): Resolution, drainage easements

RESOLUTION R-2004-_____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA ACCEPTING CERTAIN DRAINAGE EASEMENTS FROM VARIOUS PROPERTY OWNERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Davie wishes to construct and maintain certain drainage improvements to the Vista Filare community located within the Town Limits' and

WHEREAS, it has been determined that such improvements will be a benefit to the Town and its residents; and

WHEREAS, the Town is in need of obtaining certain drainage easements from various property owners in order to accomplish these needed improvements; and

WHEREAS, the Town has received from various property owners the necessary drainage easements, copies of which are annexed hereto as Exhibits "A" through "F", which will enable the Town to commence construction of the needed drainage improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie, Florida does hereby authorize the Town to accept from the various property owners the attached drainage easements marked as Exhibits "A" through "F", and to record same in the Public Records of Broward County, Florida.

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption..

PASSED AND ADOPTED THIS _____ DAY OF _____, 2004.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2004.

“EXHIBIT A”

This document prepared by:
Town of Davie Engineering Div.
6591 Orange Drive
Davie, Florida 33314-3399

Return to:
Town of Davie Administrative Services
6591 Orange Drive
Davie, Florida 33314-3399

Drainage Easement

This drainage easement executed this August 5th [date], 2003 by John C. Favalora* (Grantor) whose address is 14344 S Royal Cove Circle, Davie, Florida 33325 in which Grantors convey to the Town of Davie, Florida, municipal corporation, located in Broward County, Florida [Grantee] a drainage easement.

Grantor warrant that Grantor is the fee owner of certain real estate situated in the Town of Davie, County of Broward, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference, referred to hereinafter as the "easement premises"; and

Grantor hereto has determined that it is in Grantor best interests for the grantor to grant the Town of Davie an easement in and along the easement premises for drainage purposes:

Therefore, in consideration of the foregoing:

1. The grantor hereby grants and convey to the Town of Davie a perpetual drainage easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent the Town of Davie considers desirable) of pipes, manholes, catch basins, and other necessary or desirable appurtenances to and/or for a drainage system and/or drainage facilities, the easement premises being described as follows which are located in Broward County, Florida:

Exhibit A – easement premises legal description

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through or under Grantor and inure to the benefit of the Town of Davie, Florida, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

*as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals to this Drainage Easement this 5th day of August, 2003.

WITNESSES:

Ethel Marinelli

Print Name: ETHEL MARINELLI

Emma Guerra

Print Name: EMMA GUERRA

STATE OF FLORIDA

:

COUNTY OF BROWARD

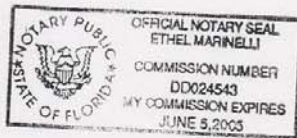
SS:

:

The foregoing instrument was acknowledged before me this 5th day of August, 2003, by John C. Favalora* who is personally known to me or has produced _____ as identification and who did/did not take an oath.

*as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole

Ethel Marinelli
Notary Public



ETHEL MARINELLI
Printed Name of Notary

My Commission Expires: June 5, 2005

WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

Print Name: _____

STONER & ASSOCIATES, INC.

4341 S.W. 62nd Avenue
Dovie, Florida 33314

SURVEYORS - MAPPERS
LB. 6633

Tel. (954) 585-0997

Fox (954) 585-3927

RECORDING AREA

**SKETCH AND DESCRIPTION OF:
A 15-FOOT WIDE DRAINAGE EASEMENT**

A PORTION OF WEST PARK BOULEVARD (VACATED)

WEST PARK-WEST PARCEL

PLAT BOOK 142, PAGE 16, B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: A Portion of Lot 1 Poinciana Parc a.r.b.
30941, pg. 0746, b.c.r.

A 15-foot wide drainage easement being a portion of West Park Boulevard Right of Way as shown on West Park-West Parcel, according to the plot thereof as recorded in Plat Book 142, Page 16 and vacated per Official Records Book 29380, Page 1216 all of the public records of Broward County, Florida. The centerline of said easement being more particularly described as follows:

Commence at the Southwest corner of Tract "A" of said West Park-West Parcel;

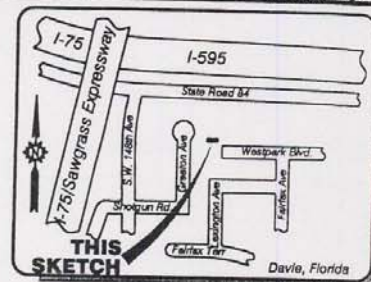
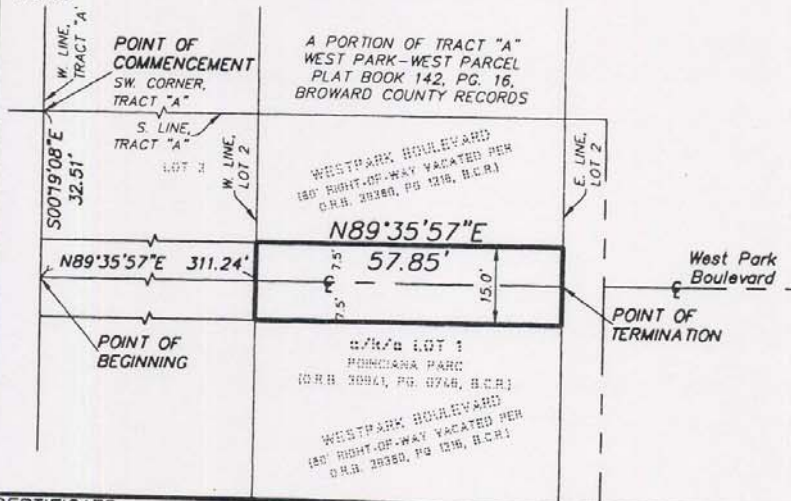
Thence S.00°19'08"E., along the Southerly extension of the West line of Tract "A", a distance of 32.51 feet;

Thence N.89°35'57"E., a distance of 311.24 feet to a point on the West line of Lot 1, Poinciana Parc Q.R.B. 30941, Pg. 0746, B.C.R., said point also being the Point of Beginning;

thence N.89°35'57"E., a distance of 57.85 feet to a point on the East Line, of said lot 1, said point also being the Point of Terminus of the herein described centerline.

The sidelines of said easement to shorten or lengthen to meet at angle points.

Said lands situate within the Town of Davie, Broward County, Florida



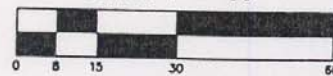
Location Map
NOT TO SCALE
SECTION 10, TOWNSHIP 50, RANGE 40 EAST

NOTES:

1. The property shown hereon was not abstracted for ownership, rights-of-way, easements or other matters of record.
2. This sketch is "not valid" without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
3. The bearings shown hereon are referenced to S.00°19'08"E. along the West line of Tract "A" West Park-West Parcel, according to the plat thereof as recorded in Plat Book 131, Page 27 of the Public Records of Broward County, Florida.
4. This Sketch does not represent a Field Survey. (This is not a survey).
5. This Sketch of Description was prepared by this firm without the benefit of a title search, the legal description shown hereon was authored by Stoner & Associates, Inc.



SCALE: 1" = 30'



LEGEND

P.B. . . . PLAT BOOK
PG. . . . PAGE
B.C.R. . . . BROWARD COUNTY RECORDS
L.B. . . . LICENSED BUSINESS
O.R.B. . . . OFFICIAL RECORDS BOOK
o/k/o . . . ALSO KNOWN AS

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS _____ DATE _____

REVISIONS	DATE	BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:
4/16/0

DRAWN BY

3571 = STAIR	CHECKED BY
	JOS

FLORIDA
FIELD BOOK
N/

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 1

SKETCH
NO. 01-6207-1

DATE: May 21, 2003 - 8:22am EST FILE: F:\DRAW\Town of Davis\01-6207\exemptions\drainage\exemptions.dwg 4/16/03

“EXHIBIT B”

This document prepared by:
Town of Davie Engineering Div.
6591 Orange Drive
Davie, Florida 33314-3399

Return to:
Town of Davie Administrative Services
6591 Orange Drive
Davie, Florida 33314-3399

Drainage Easement

This drainage easement executed this 11.24.03 [date], 2003 by Gannim Shariff Jr. and Ingrid N. Shariff, (Grantors) whose address is 14364 S Royal Cove Circle, Davie, Florida 33325 in which Grantors swear that Grantors are the legal owners of the referenced property and convey to the Town of Davie, Florida, municipal corporation, located in Broward County, Florida [Grantee] a drainage easement.

Grantors warrant that Grantors are the fee owners of certain real estate situated in the Town of Davie, County of Broward, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference, referred to hereinafter as the "easement premises"; and

Grantors hereto have determined that it is in Grantors best interests for the grantors to grant the Town of Davie an easement in and along the easement premises for drainage purposes:

Therefore, in consideration of the foregoing:

1. The grantors hereby grant and convey to the Town of Davie a perpetual drainage easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent the Town of Davie considers desirable) of pipes, manholes, catch basins, and other necessary or desirable appurtenances to and/or for a drainage system and/or drainage facilities, the easement premises being described as follows which are located in Broward County, Florida:

Exhibit A – easement premises legal description

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through or under Grantors and inure to the benefit of the Town of Davie, Florida, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals to this Drainage Easement this _____ day of _____, 20__.

WITNESSES:

[Signature]
Print Name: John Phillips

[Signature]
Print Name: MARJORIE A. MOFFAT

GRANTORS:

x [Signature]
Grantor: **Gannim Shariff Jr.**

x [Signature]
Grantor: **Ingrid N. Shariff**

STATE OF FLORIDA :

SS:

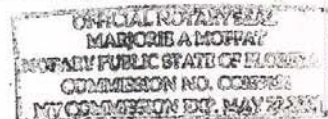
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 24th day of November, 2013 by Gannim Shariff Jr. and Ingrid N. Shariff who are personally known to me or have produced GANNIM PL S 610-280-71-426-0 INGRID PL S 610-414-74-7046 as identification and who did/did not take an oath.

[Signature]
Notary Public

MARJORIE A. MOFFAT
Printed Name of Notary

My Commission Expires:



WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

Print Name: _____

**SKETCH AND DESCRIPTION OF:
A 15-FOOT WIDE DRAINAGE EASEMENT**

A PORTION OF WEST PARK BOULEVARD (VACATED)
WEST PARK-WEST PARCEL
PLAT BOOK 142, PAGE 16, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: A Portion of Lot 2 Poinciano Parc o.r.b.
30941, pg. 0746, b.c.r.

A 15-foot wide drainage easement being a portion of West Park Boulevard Right of Way as shown on West Park-West Parcel, according to the plot thereof as recorded in Plat Book 142, Page 16 and vacated per Official Records Book 29380, Page 1216 all of the public records of Broward County, Florida. The centerline of said easement being more particularly described as follows:

Commence at the Southwest corner of Tract "A" of said West
Park-West Parcel;

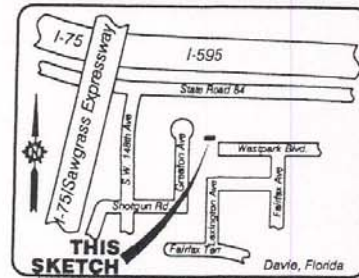
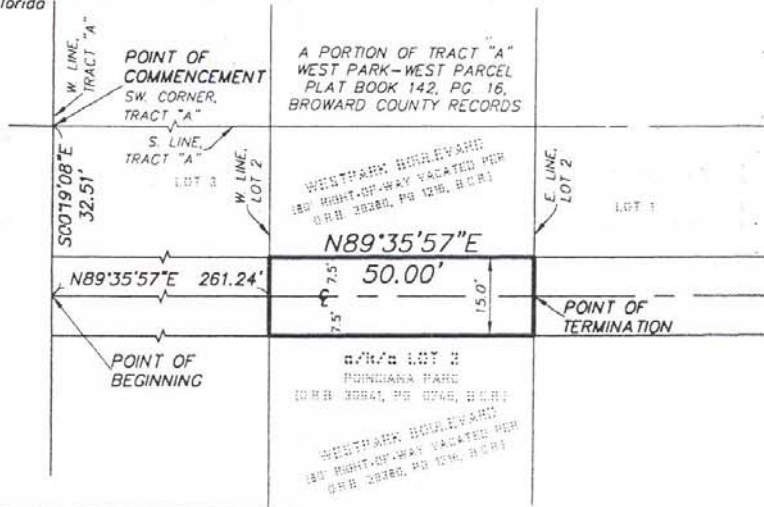
Thence S.00°19'08"E., along the Southerly extension of the West line of Tract "A", a distance of 32.51 feet;

Thence N.89°35'57"E., a distance of 261.24 feet to a point on the West line of Lot 2, Poinciano Parc Q.R.B. 30941, Pg. 0746, B.C.R., said point also being the Point of Beginning;

Thence N.89°35'57"E., a distance of 50.00 feet to a point on the East Line, of said lot 2, said point also being the Point of Terminus of the herein described centerline.

The sidelines of said easement to shorten or lengthen to meet at angle points.

Said lands situate within the Town of Davie, Broward County, Florida



Location Map

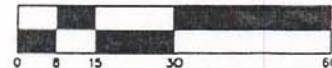
NOT TO SCALE
SECTION 10, TOWNSHIP 50, RANGE 40 EAST

NOTES:

1. The property shown hereon was not abstracted for ownership, rights-of-way, easements or other matters of record.
2. This sketch is "not valid" without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
3. The bearings shown hereon are referenced to S.00°19'08"E. along the West line of Tract "A" West Park-West Parcel, according to the plat thereof as recorded in Plat Book 131, Page 27 of the Public Records of Broward County, Florida.
4. This Sketch does not represent a Field Survey. (This is not a survey).
5. This Sketch of Description was prepared by this firm without the benefit of a title search, the legal description shown hereon was authored by Stoner & Associates, Inc.



SCALE: 1" = 30'



GRAPHIC SCALE

LEGEND

P.B.	PLAT BOOK
PG.	PAGE
B.C.R.	BROWARD COUNTY RECORDS
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
o/k/o	ALSO KNOWN AS

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVIVOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:

DRAWN BY /

~~CHECKED BY~~

FIELD BOOK

N/A

DATE: May 21, 2003 - 8:21am EST FILE: F:\DRAW\Town of dowie\01-6207\easements\drainage easements.dwg

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 1

01-6207-2

“EXHIBIT C”

This document prepared by:
Town of Davie Engineering Div.
6591 Orange Drive
Davie, Florida 33314-3399

Return to:
Town of Davie Administrative Services
6591 Orange Drive
Davie, Florida 33314-3399

Drainage Easement

This drainage easement executed this 11/21/19 [date], 2019 by **Robert Geiver**, (Grantor) whose address is **14384 S Royal Cove Circle, Davie, Florida 33325** in which Grantors swear that Grantors are the legal owners of the referenced property and convey to the Town of Davie, Florida, municipal corporation, located in Broward County, Florida [Grantee] a drainage easement.

Grantor warrant that Grantor is the fee owner of certain real estate situated in the Town of Davie, County of Broward, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference, referred to hereinafter as the "easement premises"; and

Grantor hereto has determined that it is in Grantor best interests for the grantor to grant the Town of Davie an easement in and along the easement premises for drainage purposes:

Therefore, in consideration of the foregoing:

1. The grantor hereby grants and convey to the Town of Davie a perpetual drainage easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent the Town of Davie considers desirable) of pipes, manholes, catch basins, and other necessary or desirable appurtenances to and/or for a drainage system and/or drainage facilities, the easement premises being described as follows which are located in Broward County, Florida:

Exhibit A – easement premises legal description

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through or under Grantor and inure to the benefit of the Town of Davie, Florida, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals to this Drainage Easement this 19th day of November, 2003

WITNESSES:

John Phillips
Print Name: John Phillips

MARJORIE A. MOFFAT
Print Name: MARJORIE A. MOFFAT

STATE OF FLORIDA :
SS: :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 19th day of November, 2003 by Robert Geiyer who is personally known to me or has produced DL B600-762-613740 as identification and who did/did not take an oath.

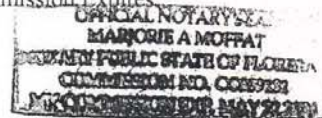
GRANTOR:

Robert Geiyer
Grantor: **Robert Geiyer**

MARJORIE A. MOFFAT
Notary Public

MARJORIE A. MOFFAT
Printed Name of Notary

My Commission Expires:



WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

Print Name: _____



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
LB. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

SKETCH AND DESCRIPTION OF: A 15-FOOT WIDE DRAINAGE EASEMENT

A PORTION OF WEST PARK BOULEVARD (VACATED)

WEST PARK-WEST PARCEL

PLAT BOOK 142, PAGE 16, B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: A Portion of Lot 3 Poinciana Parc a.r.b. 30941, pg. 0746, b.c.r.

A 15-foot wide drainage easement being a portion of West Park Boulevard Right of Way as shown on West Park-West Parcel, according to the plat thereof as recorded in Plat Book 142, Page 16 and vacated per Official Records Book 29380, Page 1216 all of the public records of Broward County, Florida. The centerline of said easement being more particularly described as follows:

Commence at the Southwest corner of Tract "A" of said West Park-West Parcel;

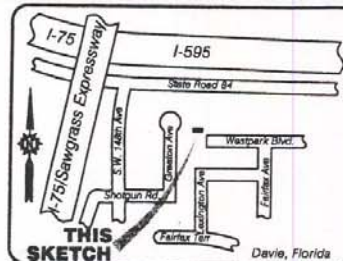
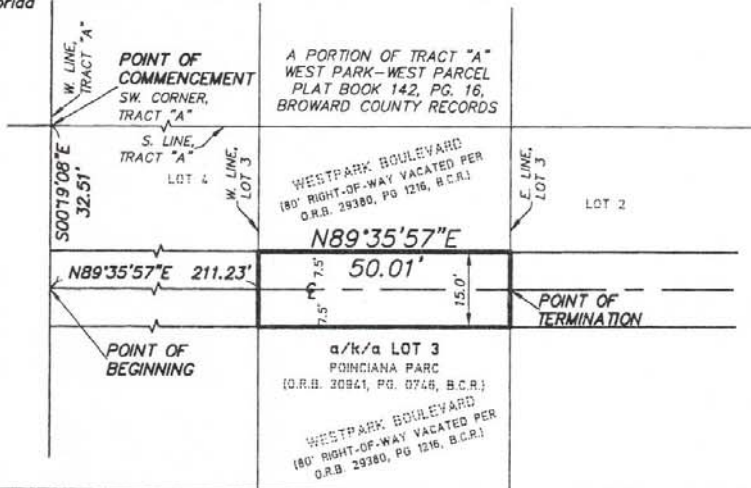
Thence S.00°19'08"E., along the Southerly extension of the West line of Tract "A", a distance of 32.51 feet;

Thence N.89°35'57"E., a distance of 211.23 feet to a point on the West line of Lot 3, Poinciana Parc O.R.B. 30941, Pg. 0746, B.C.R., said point also being the Point of Beginning;

Thence N.89°35'57"E., a distance of 50.01 feet to a point on the East Line, of said lot 3, said point also being the Point of Terminus of the herein described centerline.

The sidelines of said easement to shorten or lengthen to meet at angle points.

Said lands situate within the Town of Davie, Broward County, Florida



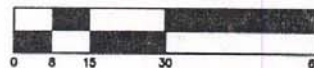
NOT TO SCALE
SECTION 10, TOWNSHIP 50, RANGE 40 EAST

NOTES:

1. The property shown hereon was not abstracted for ownership, rights-of-way, easements or other matters of record.
2. This sketch is "not valid" without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
3. The bearings shown hereon are referenced to S.00°19'08"E. along the West line of Tract "A" West Park-West Parcel, according to the plat thereof as recorded in Plat Book 131, Page 27 of the Public Records of Broward County, Florida.
4. This Sketch does not represent a Field Survey. (This is not a survey).
5. This Sketch of Description was prepared by this firm without the benefit of a title search. the legal description shown hereon was authored by Stoner & Associates, Inc.



SCALE: 1" = 30'



GRAPHIC SCALE

LEGEND

P.B. . . . PLAT BOOK
PG. . . . PAGE
B.C.R. . . . BROWARD COUNTY RECORDS
L.B. . . . LICENSED BUSINESS
O.R.B. . . . OFFICIAL RECORDS BOOK
a/k/a . . . ALSO KNOWN AS

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS DATE BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH: 4/16/03 DRAWN BY: THK CHECKED BY: JDS FIELD BOOK: N/A

DATE: Jul 14, 2004 - 3:58pm EST FILE: F:\town\Town of davie\01-6207\assessments\drainage easements.dwg

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 1

01-6207-3

“EXHIBIT D”

This document prepared by:
Town of Davie Engineering Div.
6591 Orange Drive
Davie, Florida 33314-3399

Return to:
Town of Davie Administrative Services
6591 Orange Drive
Davie, Florida 33314-3399

Drainage Easement

This drainage easement executed this June 26, [date], 2003 by **Prosper Lugassy and Kimberly Lugassy**, (Grantors) whose address is **14404 S Royal Cove Circle, Davie, Florida 33325** in which Grantors swear that Grantors are the legal owners of the referenced property and convey to the Town of Davie, Florida, municipal corporation, located in Broward County, Florida [Grantee] a drainage easement.

Grantors warrant that Grantors are the fee owners of certain real estate situated in the Town of Davie, County of Broward, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference, referred to hereinafter as the "easement premises"; and

Grantors hereto have determined that it is in Grantors best interests for the grantors to grant the Town of Davie an easement in and along the easement premises for drainage purposes:

Therefore, in consideration of the foregoing:

1. The grantors hereby grant and convey to the Town of Davie a perpetual drainage easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent the Town of Davie considers desirable) of pipes, manholes, catch basins, and other necessary or desirable appurtenances to and/or for a drainage system and/or drainage facilities, the easement premises being described as follows which are located in Broward County, Florida:

Exhibit A – easement premises legal description

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through or under Grantors and inure to the benefit of the Town of Davie, Florida, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals to this Drainage Easement this _____ day of _____, 20____.

WITNESSES:

Josephine Gades
Print Name: Josephine Gades

Mary Taber
Print Name: Mary Taber

GRANTORS:

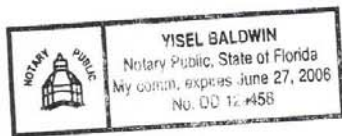
Prosper Lugassy
Grantor: **Prosper Lugassy**

Kimberly Lugassy
Grantor: **Kimberly Lugassy**

STATE OF FLORIDA :
SS:
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 27 day of June, 2003.
by **Prosper Lugassy** and **Kimberly Lugassy** who are personally known to me or have produced
FDL as identification and who did/did not take an oath.

FDL# L220661690240
L220518627910



Yisel Baldwin
Notary Public

Yisel Baldwin
Printed Name of Notary

My Commission Expires:

WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

Print Name: _____

4341 S.W. 62nd Avenue
Davie, Florida 33314



Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

**SKETCH AND DESCRIPTION OF:
A 15-FOOT WIDE DRAINAGE EASEMENT**

A PORTION OF WEST PARK BOULEVARD (VACATED)
WEST PARK-WEST PARCEL
PLAT BOOK 142, PAGE 16, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: A Portion of Lot 4 Poinciana Parc o.r.b. 30941, pg. 0746, b.c.r.

A 15-foot wide drainage easement being a portion of West Park Boulevard Right of Way as shown on West Park-West Parcel, according to the plat thereof as recorded in Plat Book 142, Page 16 and vacated per Official Records Book 29380, Page 1216 all of the public records of Broward County, Florida. The centerline of said easement being more particularly described as follows:

Commence at the Southwest corner of Tract "A" of said West Park-West Parcel;

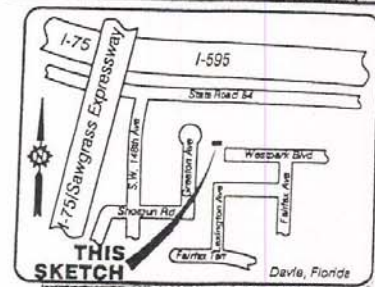
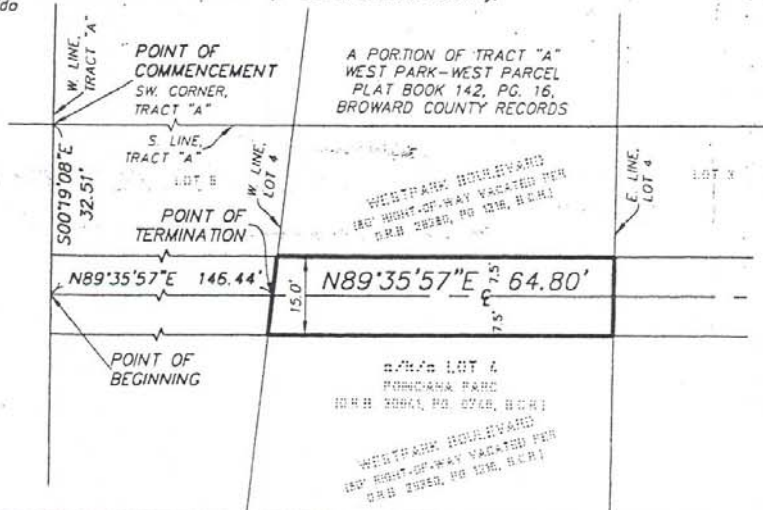
Thence S.00°19'08"E., along the Southerly extension of the West line of Tract "A", a distance of 32.51 feet;

Thence N.89°35'57"E., a distance of 146.44 feet to a point on the West line of Lot 4, Poinciana Parc O.R.B. 30941, Pg. 0746, B.C.R., said point also being the Point of Beginning;

Thence N.89°35'57"E., a distance of 64.80 feet to a point on the East Line, of said lot 4, said point also being the Point of Terminus of the herein described centerline.

The sidelines of said easement to shorten or lengthen to meet at angle points.

Said lands situate within the Town of Davie, Broward County, Florida



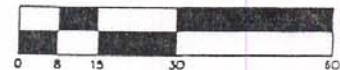
NOT TO SCALE
SECTION 10, TOWNSHIP 30, RANGE 40 EAST

NOTES:

1. The property shown hereon was not abstracted for ownership, rights-of-way, easements or other matters of record.
2. This sketch is "not valid" without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
3. The bearings shown hereon are referenced to S.00°19'08"E. along the West line of Tract "A" West Park-West Parcel, according to the plat thereof as recorded in Plat Book 131, Page 27 of the Public Records of Broward County, Florida.
4. This Sketch does not represent a Field Survey. (This is, not a survey).
5. This Sketch of Description was prepared by this firm without the benefit of a title search. the legal description shown hereon was authored by Stoner & Associates, Inc.



SCALE: 1" = 30'



GRAPHIC SCALE

LEGEND

P.B. . . . PLAT BOOK
P.C. . . . PAGE
B.C.R. . . . BROWARD COUNTY RECORDS
L.B. . . . LICENSED BUSINESS
O.R.B. . . . OFFICIAL RECORDS BOOK
o/k/o . . . ALSO KNOWN AS

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISED	DATE	BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 8371 - STATE OF FLORIDA

DATE OF SKETCH: 4/16/03 DRAWN BY: THK CHECKED BY: JDS FIELD BOOK: N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN UNDOESSED
SURVEYOR'S SEAL

DATE: May 21, 2003 - 8:22am EST FILE: F:\DRAW\Town of Davie\01-5207\easement\drainage easement\ldg

SHEET 1 OF 1

SECTION NO. 01-5207-4

“EXHIBIT E”

This document prepared by:
Town of Davie Engineering Div.
6591 Orange Drive
Davie, Florida 33314-3399

Return to:
Town of Davie Administrative Services
6591 Orange Drive
Davie, Florida 33314-3399

Drainage Easement

This drainage easement executed this 10/28/03 [date], 2003 by Vista Filare HOA, (Grantor in property known as Tot Lot whose address is 1145 Sawgrass Corporate Parkway Sunrise, FL 33323 in which Grantors swear that Grantors are the legal owners of the referenced property and convey to the Town of Davie, Florida, municipal corporation, located in Broward County, Florida [Grantee] a drainage easement.

Grantor warrant that Grantor is the fee owner of certain real estate situated in the Town of Davie, County of Broward, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference, referred to hereinafter as the "easement premises"; and

Grantor hereto has determined that it is in Grantor best interests for the grantor to grant the Town of Davie an easement in and along the easement premises for drainage purposes:

Therefore, in consideration of the foregoing:

1. The grantor hereby grants and convey to the Town of Davie a perpetual drainage easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent the Town of Davie considers desirable) of pipes, manholes, catch basins, and other necessary or desirable appurtenances to and/or for a drainage system and/or drainage facilities, the easement premises being described as follows which are located in Broward County, Florida:

Exhibit A – easement premises legal description

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through or under Grantor and inure to the benefit of the Town of Davie, Florida, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals to this Drainage Easement this 30 day of October, 2003.

WITNESSES:

Versina Lambraia
Print Name: Versina Lambraia

Melissa Mora
Print Name: Melissa Mora

STATE OF FLORIDA :
SS: :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 30 day of October, 2003 by Rose Mora who is personally known to me or has produced Licence as identification and who did/did not take an oath.

GRANTOR:

Rose A. Mora
Grantor: ROSE A. MORA

Benedetto Lambraia
Notary Public

BENEDETTO LAMBRAIA
Printed Name of Notary

My Commission Expires:
Benedetto Lambraia
Commission # DD117037
Expires June 23, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

Print Name: _____

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
LB. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

**SKETCH AND DESCRIPTION OF:
A 15-FOOT WIDE DRAINAGE EASEMENT**

A PORTION OF WEST PARK BOULEVARD (VACATED)

WEST PARK-WEST PARCEL

PLAT BOOK 142, PAGE 16, B.C.R.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A 15-foot wide drainage easement being a portion of the vacated right of way of West Park Boulevard according to the Official Records Book 29380, at Page 1216 of the public records of Broward County, Florida. The centerline of the of said easement being more particularly described as follows:

Commence on a point of intersection with the Easterly boundary of Parcel B and the North right of way line of West Park Boulevard as shown on the Grove Commercial Center at Davie, according to the plat thereof as recorded in Plat Book 140, at Page 41 of the public records of Broward County, Florida;

Thence S.00°19'08"E., along the Southerly extension of the East line of said Parcel B, a distance of 40.00 feet to the Point of Beginning of the herein described centerline;

Thence S.89°35'57"W., a distance of 90.00 feet to a point on a non-tangent curve, said point being on the Easterly right of way line of said Groaton Avenue and the Point of Terminus.

The sidelines of said easement to be shorten or lengthened to meet at angle points.

Said lands situate in the Town of Davie.

TOTLOT

VISTA PLAZA UNIMORPHIC
A PORTION OF PARCEL B
THE GROVE COMMERCIAL
CENTER AT DAVIE
PLAT BOOK 140, PAGE 41,
BROWARD COUNTY RECORDS

30'x30' LOT STATION
EASEMENT PER
P.B. 140, PG. 41, B.C.R.

15' UTILITY EASEMENT
PER P.B. 140,
PG. 41, B.C.R.

POINT OF COMMENCEMENT
SE CORNER, PARCEL "B"
THE GROVE COMMERCIAL
CENTER AT DAVE (140-41)

WESTPARK BOULEVARD
RIGHT-OF-WAY VACATED PER
O.R.B. 29380, PG. 1216, B.C.R.
(UTILITY EASEMENT GRANTED
TO CITY OF SUNRISE PER
CCL CONSULTANTS, INC.
CIVIL PLANS PROJECT NO. 3721)

GREATON AVENUE
50' RIGHT-OF-WAY

POINT OF
TERMINATION

S89°35'57"W 90.00'

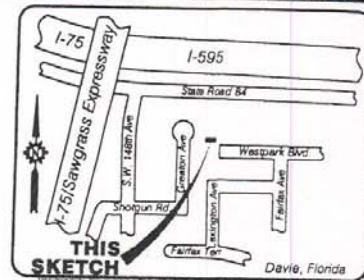
POINT OF
BEGINNING

A PORTION OF
THE GROVE COMMERCIAL
CENTER AT DAVE
PLAT BOOK 140, PAGE 41,
BROWARD COUNTY RECORDS

A PORTION OF
WEST PARK BOULEVARD
VACATED PER
O.R.B. 29380, PG. 1216, B.C.R.

NOTES:

1. The property shown hereon was not abstracted for ownership, rights-of-way, easements or other matters of record.
2. This sketch is "not valid" without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
3. The bearings shown hereon are referenced to S.00°19'08"E. along the West line of Tract "A" West Park-West Parcel, according to the plat thereof as recorded in Plat Book 131, Page 27 of the Public Records of Broward County, Florida.
4. This Sketch does not represent a Field Survey. (This is not a survey).
5. This Sketch of Description was prepared by this firm without the benefit of a title search. The legal description shown hereon was authored by Stoner & Associates, Inc.



Location Map

NOT TO SCALE
SECTION 10, TOWNSHIP 50, RANGE 40 EAST



SCALE: 1" = 30'



GRAPHIC SCALE

LEGEND

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
L.B. LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - FLA. - FLOIDA

DATE OF SKETCH: 4/16/03
DRAWN BY: JMS
CHECKED BY: JDS
FIELD BOOK: N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

DATE: May 13, 2003 - 8:37pm EST FILE: F:\DRAW\Town of davie\01-6207\eseement\ese-de.dwg

SHEET 1 OF 1

SKETCH
NO. 01-6207-5

“EXHIBIT F”

This document prepared by:
Town of Davie Engineering Div.
6591 Orange Drive
Davie, Florida 33314-3399

Return to:
Town of Davie Administrative Services
6591 Orange Drive
Davie, Florida 33314-3399

Drainage Easement

This drainage easement executed this September 19 [date], 2003 by Groves Maintenance Association Inc. (Grantor) whose address is P.O. Box 266343 Weston, FL 33326 in which Grantors convey to the Town of Davie, Florida, municipal corporation, located in Broward County, Florida [Grantee] a drainage easement.

Grantor warrant that Grantor is the fee owner of certain real estate situated in the Town of Davie, County of Broward, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference, referred to hereinafter as the "easement premises"; and

Grantor hereto has determined that it is in Grantor best interests for the grantor to grant the Town of Davie an easement in and along the easement premises for drainage purposes:

Therefore, in consideration of the foregoing:

1. The grantor hereby grants and convey to the Town of Davie a perpetual drainage easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent the Town of Davie considers desirable) of pipes, manholes, catch basins, and other necessary or desirable appurtenances to and/or for a drainage system and/or drainage facilities, the easement premises being described as follows which are located in Broward County, Florida:

Exhibit A – easement premises legal description

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through or under Grantor and inure to the benefit of the Town of Davie, Florida, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals to this Drainage Easement this 19 day of September, 2003.

WITNESSES:

[Signature]
Print Name: Enrico Inscheen

[Signature]
Print Name: Daw Becker

STATE OF FLORIDA :
SS: :
COUNTY OF BROWARD :

GRANTOR:

[Signature]
Grantor: President Groves
Maintenance Association Inc

The foregoing instrument was acknowledged before me this 19 day of September, 2003 by Groves Maintenance Association Inc. who is personally known to me or has produced N/A as identification and who did/did not take an oath.

[Signature]
Notary Public



Helen Kass
Commission #DD157241
Expires: Nov 19, 2006
Bonded Thru
Atlantic Bonding Co., Inc.
Printed Name of Notary

My Commission Expires:

WITNESSES:

Print Name: _____

Print Name: _____

GRANTEE:

Print Name: _____

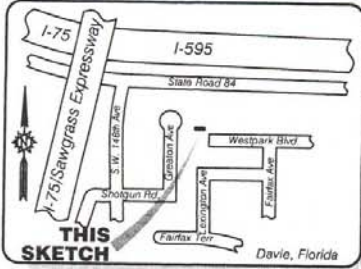
4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
LB. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

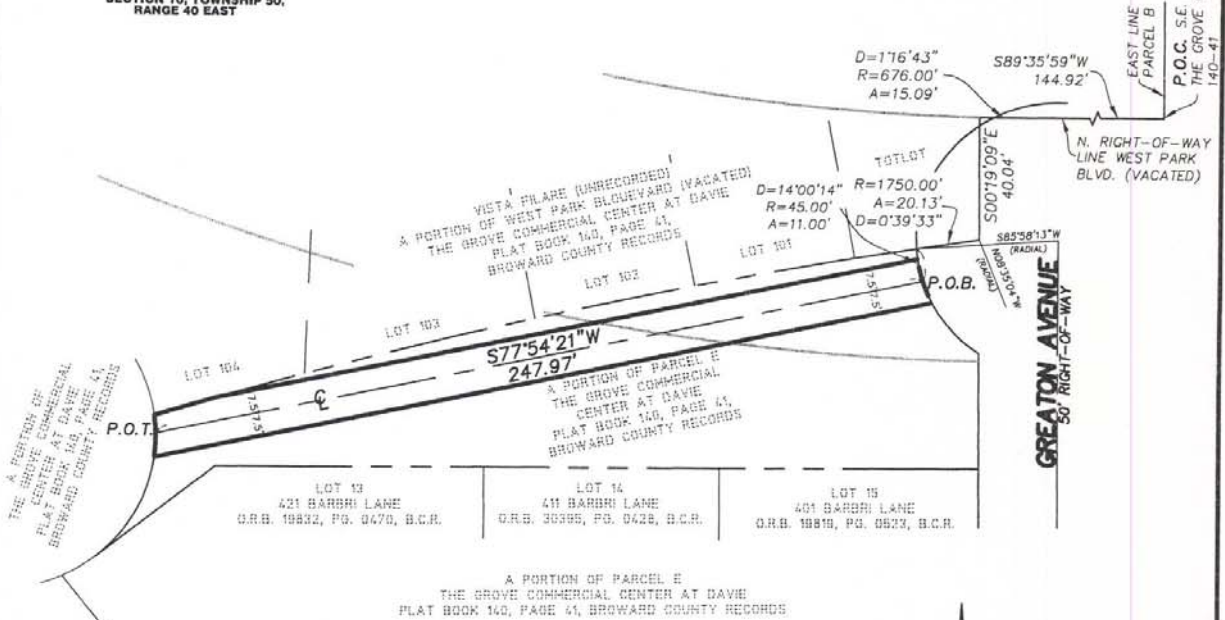
RECORDING AREA



Location Map

NOT TO SCALE
SECTION 10, TOWNSHIP 50,
RANGE 40 EAST

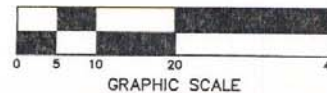
**SKETCH OF
A 15-FOOT WIDE DRAINAGE EASEMENT
A PORTION OF THE GROVE COMMERCIAL CENTER AT DAVIE
PLAT BOOK 140, PAGE 41, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**



LEGEND:

- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- R/W - RIGHT OF WAY
- L.B. - LICENSED BUSINESS
- C - CENTERLINE
- - - BREAK IN LINE SCALE
- P.O.T. - POINT OF TERMINATION
- P.O.B. - POINT OF BEGINNING
- R.P. - REFERENCE POINT

SCALE: 1" = 20'



DATE: Aug 05, 2004 - 11:07am EST FILE: F:\draw\Town of davie\01-6207\easements\ease-de-w.dwg

SHEET 2 OF 2
SKETCH
NO.

02-6207-DE-7

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
LB. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

**DESCRIPTION OF
A 15-FOOT WIDE DRAINAGE EASEMENT
A PORTION OF THE GROVE COMMERCIAL CENTER AT DAVIE
PLAT BOOK 140, PAGE 41, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A 15-FOOT WIDE DRAINAGE EASEMENT BEING A PORTION OF THE VACATED RIGHT OF WAY OF WEST PARK BOULEVARD ACCORDING TO THE OFFICIAL RECORDS BOOK 29380, AT PAGE 1216 AND A PORTION OF PARCEL E THE GROVE CENTER AT DAVIE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, AT PAGE 41 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE CENTERLINE OF THE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE ON A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF PARCEL B AND THE NORTH RIGHT OF WAY LINE OF WEST PARK BOULEVARD AS SHOWN ON THE GROVE COMMERCIAL CENTER AT DAVIE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, AT PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE S.89°35'59"W., ALONG THE SOUTH LINE OF SAID PARCEL B AND THE NORTHERLY RIGHT OF WAY LINE OF WEST PARK BOULEVARD (VACATED), A DISTANCE OF 144.92 FEET TO A POINT OF CURVATURE;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1°16'43", A RADIUS OF 676.00 FEET FOR AN ARC DISTANCE OF 15.09 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.00°19'09"E., A DISTANCE OF 40.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.08°35'04"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°39'33", A RADIUS OF 1,750.00 FEET FOR AN ARC DISTANCE OF 20.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING OF S.85°58'13"W.;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°00'14" AND A RADIUS OF 45.00 FEET FOR AN ARC DISTANCE OF 11.00 FEET TO A POINT ON A NON-TANGENT LINE. SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

THENCE S.77°54'21"W. ALONG SAID CENTERLINE, A DISTANCE OF 247.97 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO BE SHORTEN OR LENGTHENED TO MEET AT ANGLE POINTS.

SAID LANDS SITUATE IN THE TOWN OF DAVIE.

SURVEY NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LOT, EASEMENT, AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON PLAT OF RECORD AND ARE FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. THE BEARINGS SHOWN HEREON ARE REFERENCED TO S.00°19'08"E. ALONG THE WEST LINE OF TRACT "A" WEST PARK-WEST PARCEL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

James D. Stoner
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
5/1/03	THK	RGC	N/A

DATE: Aug 05, 2004 - 11:09am EST FILE: F:\draw\Town of davie\01-6207\selements\ease-de-w.dwg

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

02-6207-DE-7

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